

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 Erin Street, Preston Vic 3072

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$1,132,500

Property Type House

Suburb Preston

Period - From 01/01/2023

to

31/03/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	189 Gower St PRESTON 3072	\$1,085,000	15/02/2023
2	21 Grange St PRESTON 3072	\$1,050,000	06/03/2023
3	28 Jackman St PRESTON 3072	\$900,000	06/02/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/05/2023 12:04



 3  1  2

Property Type: House
Land Size: 426 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
March quarter 2023: \$1,132,500

Comparable Properties



189 Gower St PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$1,085,000
Method: Private Sale
Date: 15/02/2023
Property Type: House
Land Size: 480 sqm approx



21 Grange St PRESTON 3072 (REI)

Agent Comments

 3  2  1

Price: \$1,050,000
Method: Private Sale
Date: 06/03/2023
Property Type: House
Land Size: 525 sqm approx



28 Jackman St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 06/02/2023
Property Type: House
Land Size: 465 sqm approx

Account - Barry Plant | P: 03 9842 8888